



LILICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LTR9213817

£995,000

School House,
Sancreed, Penzance, Cornwall, TR20 8QS

FREEHOLD



A truly, 'one of a kind' masterful Renaissance of a non-Listed Georgian and Victorian former school house, converted to the highest of standards to create a unique and exemplary country residence. Offering over 3,500sq.ft. of 3/4 bed roomed, 3 reception roomed accommodation including a vast 56' kitchen/family room, parking and a large lawned garden surrounded by countryside in a peaceful yet convenient rural hamlet.





SUMMARY OF ACCOMMODATION – In all, 3,546sq.ft.

Ground Floor Reception hall, living room, kitchen/dining/family room with 22' high vaulted ceiling, TV room/bedroom 4, cloakroom/wc, plant/utility room.

First Floor Landing, 3 double bedrooms (1 with separate dressing room or nursery), family bathroom, shower room.

Outside Gravelled driveway providing off-road parking for many vehicles, gravelled pathways leading all elevations, gently sweeping lawned gardens bounded by mature tree and hedge lined boundaries.



DESCRIPTION

School House is a truly extraordinary, exemplary and unique rural home, nestled in the heart of the idyllic and peaceful hamlet of Sancreed, on Cornwall's rugged west Penwith peninsula, and close to Penzance, Newlyn, Mousehole and St Ives to the north.

Under the watchful eye of our client, a once Victorian school house extensively refurbished and converted to now comprise a stylish three/four bedroomed house boasting complete privacy and tranquillity with spectacular accommodation, most notably the triple aspect kitchen/dining/family room with its over 22' high vaulted ceiling and much natural light flooded from triple glazed windows on both side and rear elevations. Completing the ground floor is a welcoming reception hall with exposed stone and granite walls and tiled floor which leads to a cosy living room, TV room or bedroom four plus a downstairs wc and plant/utility room.

On the first floor there are three double bedrooms, one of which with a separate dressing room which could easily be sub-divided to create a small nursery, plus two lavishly appointed bath/shower rooms with high quality Lusso and RAK sanitaryware.

The small and idyllic hamlet of Sancreed boasts just a handful of properties set around its picturesque church, with the lane to the School House accessed from the main village road, initially passing a small memorial hall and both a pedestrian and vehicular entrance to the front of the property providing gravelled off-road parking. The lane continues around the side of the house to a part gravelled and concreted hardstanding area which offers much more extensive parking for plenty of vehicles and overlooks the gently sweeping lawned garden, bounded by mature hedged and treelined borders.

It is hard to put into words the quality of the craftsmanship, the vision and the style needed to create such an extraordinary and unique house, and a viewing is wholehearted recommended to truly appreciate the space, quality and attention to detail.

LOCATION

Sancreed is a lovely rural hamlet situated about 4 miles from the coastal town of Penzance. The village is historic with the parish church believed to date back to the 13th and 14th Century.

The remains of a significant prehistoric settlement have been unearthed in Carn Euny and the undulating landscape is dominated by the Sancreed Beacon which offers spectacular views of the entire peninsula. Nearby is Drift Reservoir which is popular with both anglers and birdwatchers.

Whilst feeling that you are very much in a lovely rural position facilities are very good nearby with the journey into Penzance readily accomplished within 10 minutes or so.

Penzance is a lively town of character on the south coast of Cornwall, overlooking Mount's Bay, renowned for its agreeable mild climate and known as the 'capital' of the Land's End peninsula, West Penwith. It has recently been voted as one of the top 10 best towns for independent shopping and features nationally acclaimed Newlyn Art Gallery and The Exchange, along with a host of shops and restaurants. The town's bustling harbour is a

haven for yachts, fishing boats and pleasure craft together with regular all year round flights from Land's End Airport to St Mary's on the Isles of Scilly. There is a mainline rail terminus at Penzance with a very regular service to London Paddington (travelling time approximately 5½ hours).

The coastline surrounding west Cornwall is some of the most rugged and beautiful in Britain with many long sandy beaches, towering cliffs and hidden coves all linked by the South West Coast Footpath. The sheltered waters of Mount's Bay are ideal for water sports including sailing, windsurfing and kite surfing. Nearby Marazion has a dinghy racing club whose members sail in the waters surrounding the famous St Michael's Mount which is accessible by foot at low tide. The sensational long sandy beach at Sennen Cove and Whitesand Bay is only a few miles to the west from where, on a clear day, the Isles of Scilly can be seen. To the north is St Ives which has many boutique shops, art galleries and restaurants as well as excellent surfing around the 4 mile long St Ives Bay.

THE ACCOMMODATION COMPRISES **(all floor plans and dimensions are approximate)**

Thick composite front door opens from the gravelled parking area to a:-

RECEPTION HALL With exposed stone and granite walls, thick oak beam and slate tiled floor, serving the living room, TV room/bedroom four and one granite step alighting into the vast kitchen/dining/family room. With an inner hall leading to a cloakroom/wc and the plant/utility room. The reception hall is lit by a range of inset flush LED lights and warmed by a vintage style central heating radiator.



KITCHEN / DINING / FAMILY ROOM – 56' x 20'2" An amazing, triple aspect room beneath 22' high vaulted ceiling with olive green triple glazed high level windows on both side and rear elevations with thick ash sills and granite quoins in addition to two high level Velux windows, and two full height glazed patio doors with a vast fixed window over, on the rear elevation both overlooking and opening to the rear garden. A vast array of feature LED pendant lights hang from the vaulted A-frame of this special open space which can be clearly arranged as a cosy seating area and dining area adjacent to the spectacular fitted kitchen.

KITCHEN AREA An extraordinary high quality, handcrafted bespoke kitchen with a range of matt olive green fitted units with a range of high quality integrated Samsung appliances including a full height fridge, full height freezer, eye level Dual Cook oven, conventional oven, induction hob with downdraft extractor and Neff integrated dishwasher, beneath thick painted plywood worksurfaces. (Five vintage style radiators).



LIVING ROOM – 24' x 18'1"

Two granite steps alight from the reception hall into a cosy living room with two deep sill triple glazed olive green windows on the side elevation. A cosy living space with stripped varnished oak floors and a feature stone and granite former fireplace where one could install a log burning stove, further warmed by two vintage style radiators and lit by two pendant lights, with the turning staircase ascending to the first floor landing.



TV ROOM / BEDROOM 4 – 25'1" x 11'7" Flooded with light from three deep sill olive green triple glazed windows on the front elevation, again with stripped oiled and varnished oak floors with recessed LED downlighters and central heating radiator. Ideal as a home office, TV room or occasional bedroom 4 if required.

An inner hall serves a cloakroom/wc and plant/utility room.

CLOAKROOM / WC With contemporary mosaic tiling to the floor and splashback areas comprising a low level concealed flush Rak wc, wall mounted wash hand basin and ladder style wall mounted heated towel rail with an inset LED downlighter.

PLANT / UTILITY ROOM With a deep sill triple glazed window on the side elevation, a useful room housing the pressurised hot water cylinder, expansion tank, Wi-fi and television controls, fuse boards and electricity meters plus the solar panel feed-in controls.

From the living room, a turning staircase ascends to the:-

FIRST FLOOR

LANDING With a deep sill triple glazed window on the front elevation, with the split-level first floor landing boasting inset LED downlighters, radiator and serving all three bedrooms and the two bath/shower rooms.

BEDROOM 1 – 24' x 12'10" A particularly well proportioned bedroom with two triple glazed windows on the side elevation affording a wonderful view over the immediate garden and onto the fields beyond. Radiator.



FAMILY BATHROOM Lavishly appointed with high quality Rak and Lusso sanitaryware comprising a low level concealed flush wc, walk mounted wash hand basin with central mixer tap beneath a LED backlit mirror, one piece bathtub with mixer shower over with both a rainfall shower head and separate handheld attachment with a pivot Lusso glazed screen, high level Velux window and inset LED downlighters. Warmed by a ladder style wall mounted heated towel rail and stylish mosaic pebbled tiled floor and marine green slate tiling to all walls.



SHOWER ROOM Beautifully appointed in a more contemporary style with a glass corner shower enclosure with sliding glazed screen, mixer shower with rainfall shower head and separate handheld attachment, wall mounted wash hand basin and low level concealed flush wc, all with black accents, flooded with light from a high level Velux window, recessed LED downlighters and warmed by a wall mounted ladder style heated towel rail.



BEDROOM 3 – 15' x 11'9" A good sized bedroom positioned to the front of the house with deep ash sill triple glazed windows on the front elevation. Recessed LED downlighters. Radiator.

BEDROOM 2 – 15' x 10'10" A good sized dual aspect bedroom with deep ash sills, triple glazed windows on both the front and side elevations, and beneath a high vaulted ceiling. Radiator. Door through to a:-

WALK-IN WARDROBE With light via a sun tube, ideal as a home nursery or walk-in wardrobe/dressing room, again warmed by central heating radiator with a recessed LED downlighter.

OUTSIDE



Approached via a quiet village road, a discreet lane passes a small village memorial hall to a gravelled driveway which provides parking adjacent to the front of the house, with the driveway continuing to the side and onto a concrete and gravelled hardstanding with off-road parking for a number of vehicles.

Bounded on all sides by mature hedged and treelined boundaries, a gently sweeping lawn enjoying absolute peace and privacy backing onto open countryside and offering huge potential for bespoke landscaping and planting.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillcrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillcrapchilcott.com.

POST CODE TR20 8QS.

SERVICES Mains water and electricity. Private drainage. Oil fired central heating. PV solar panels.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800 Mbps highest available download speed. 220 Mbps highest available upload speed. (Source: Ofcom).

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

DIRECTIONS Proceeding west bound on the A30 leaving Penzance and entering the small hamlet of Drift, on reaching the brow of the hill after The Old Drift Garage, take the right hand turn. Proceed out on this country lane past the reservoir until reaching the small hamlet of Sancreed and after a very short distance, take the first left hand turning adjacent to the memorial hall.

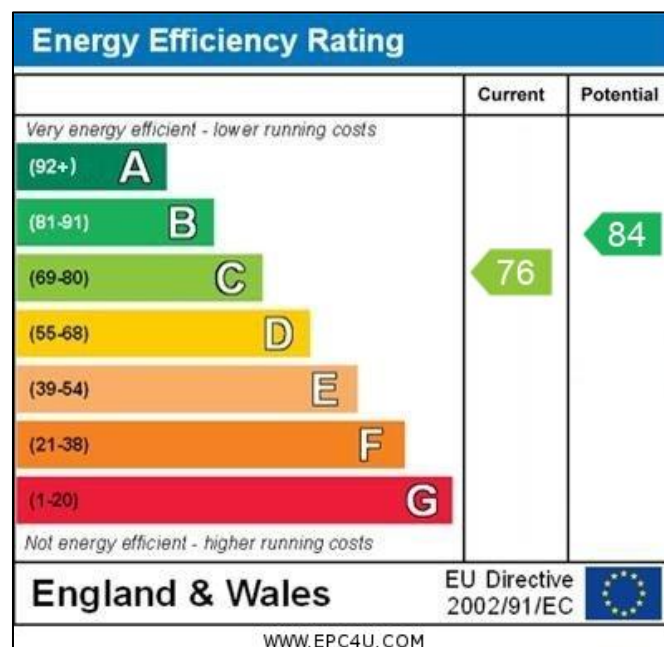
WHAT3WORDS ///pickle.resembles.toffee.

AGENT'S NOTE The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, including the broadband speed and mobile phone coverage, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme



Not to scale – for information purposes only.

Sancreed, Penzance

Approximate Area = 3546 sq ft / 329.4 sq m

For identification only - Not to scale

